

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** SeaTac / Burien / Tukwila / 96  
**Previous Physical Inspection:** 2008

**Improved Sales:**

Number of Sales: 250

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2009 Value</b>	\$148,600	\$116,000	\$264,600			
<b>2010 Value</b>	\$148,600	\$102,700	\$251,300	\$276,400	90.9%	11.91%
<b>Change</b>	+\$0	-\$13,300	-\$13,300			
<b>% Change</b>	+0.0%	-11.5%	-5.0%			

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2009 Value</b>	\$153,900	\$105,500	\$259,400
<b>2010 Value</b>	\$153,900	\$92,000	\$245,900
<b>Percent Change</b>	+0.0%	-12.8%	-5.2%

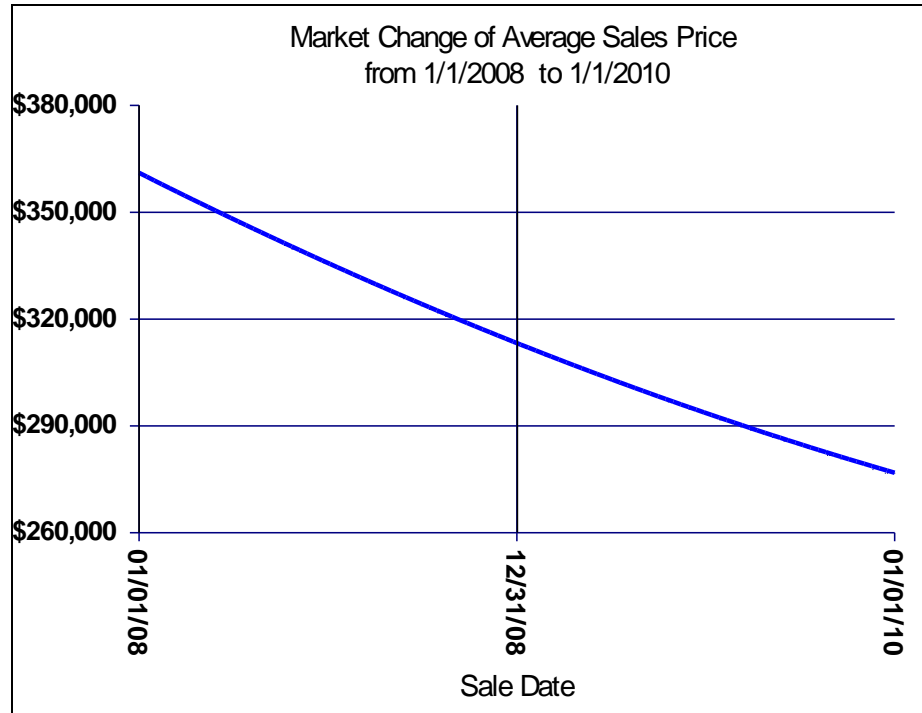
Number of one to three unit residences in the Population: 6348

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except Subarea 1.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

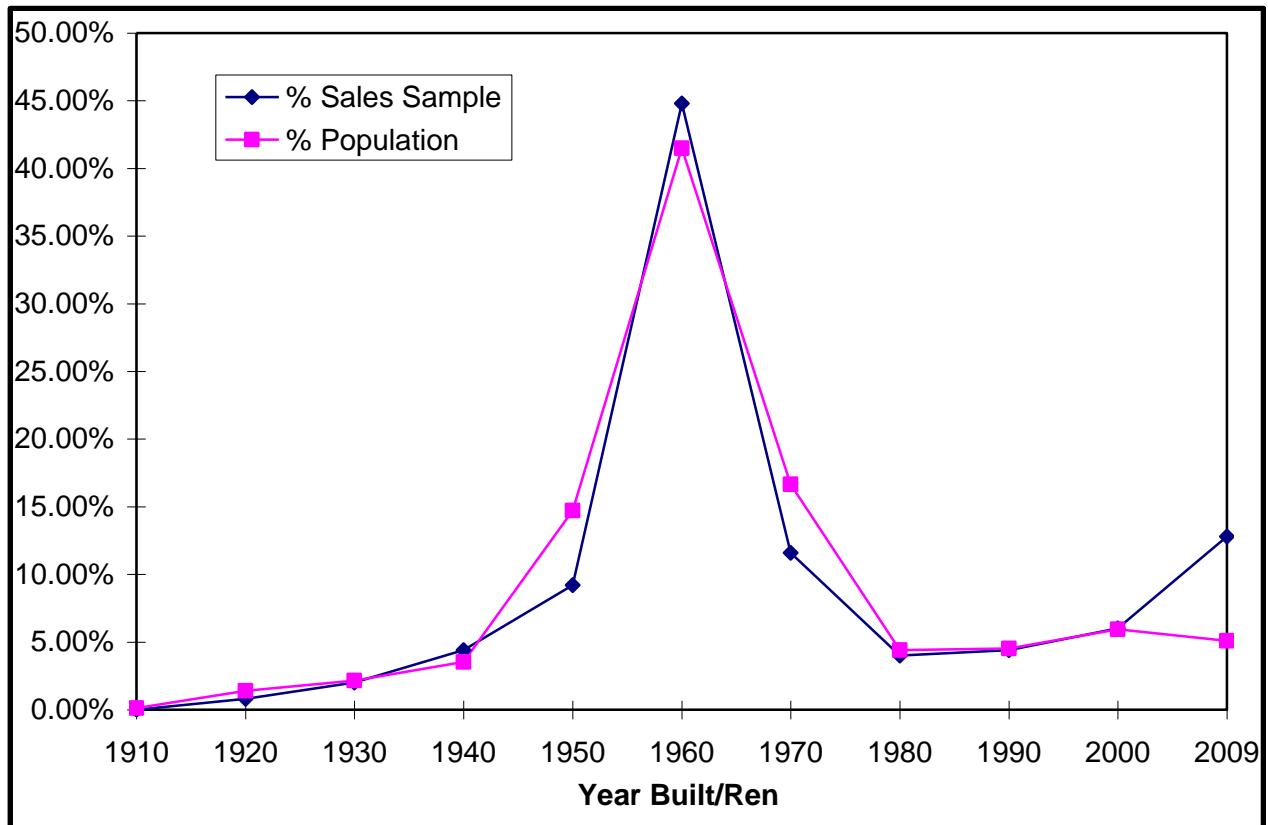
**Market Change of Average Sale Price in Area 96  
From 1/1/08 to 1/1/10**



### Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.80%
1930	5	2.00%
1940	11	4.40%
1950	23	9.20%
1960	112	44.80%
1970	29	11.60%
1980	10	4.00%
1990	11	4.40%
2000	15	6.00%
2009	32	12.80%
	250	

Year Built/Ren	Frequency	% Population
1910	8	0.13%
1920	88	1.39%
1930	137	2.16%
1940	224	3.53%
1950	933	14.71%
1960	2632	41.49%
1970	1056	16.65%
1980	279	4.40%
1990	287	4.52%
2000	376	5.93%
2009	323	5.09%
	6343	



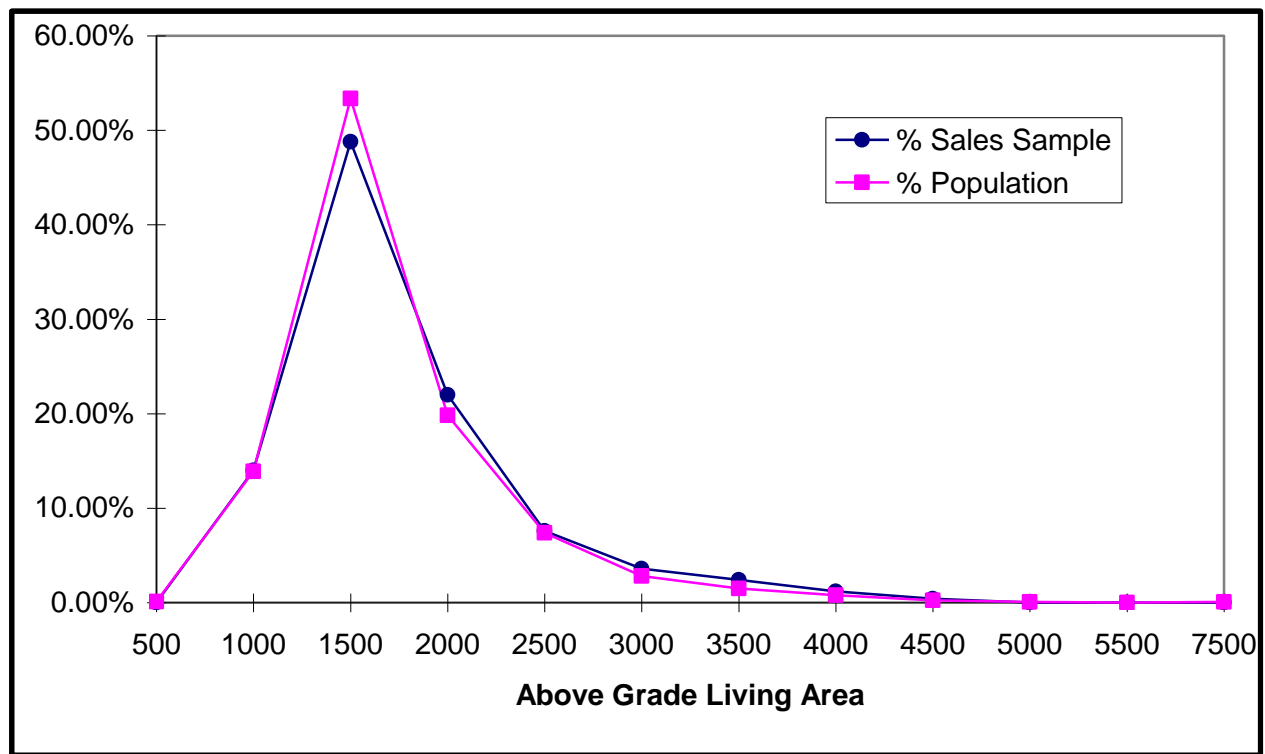
Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	35	14.00%
1500	122	48.80%
2000	55	22.00%
2500	19	7.60%
3000	9	3.60%
3500	6	2.40%
4000	3	1.20%
4500	1	0.40%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	250	

<b>Population</b>		
AGLA	Frequency	% Population
500	6	0.09%
1000	881	13.88%
1500	3388	53.37%
2000	1258	19.82%
2500	469	7.39%
3000	179	2.82%
3500	94	1.48%
4000	49	0.77%
4500	15	0.24%
5000	4	0.06%
5500	0	0.00%
7500	5	0.08%
	6348	

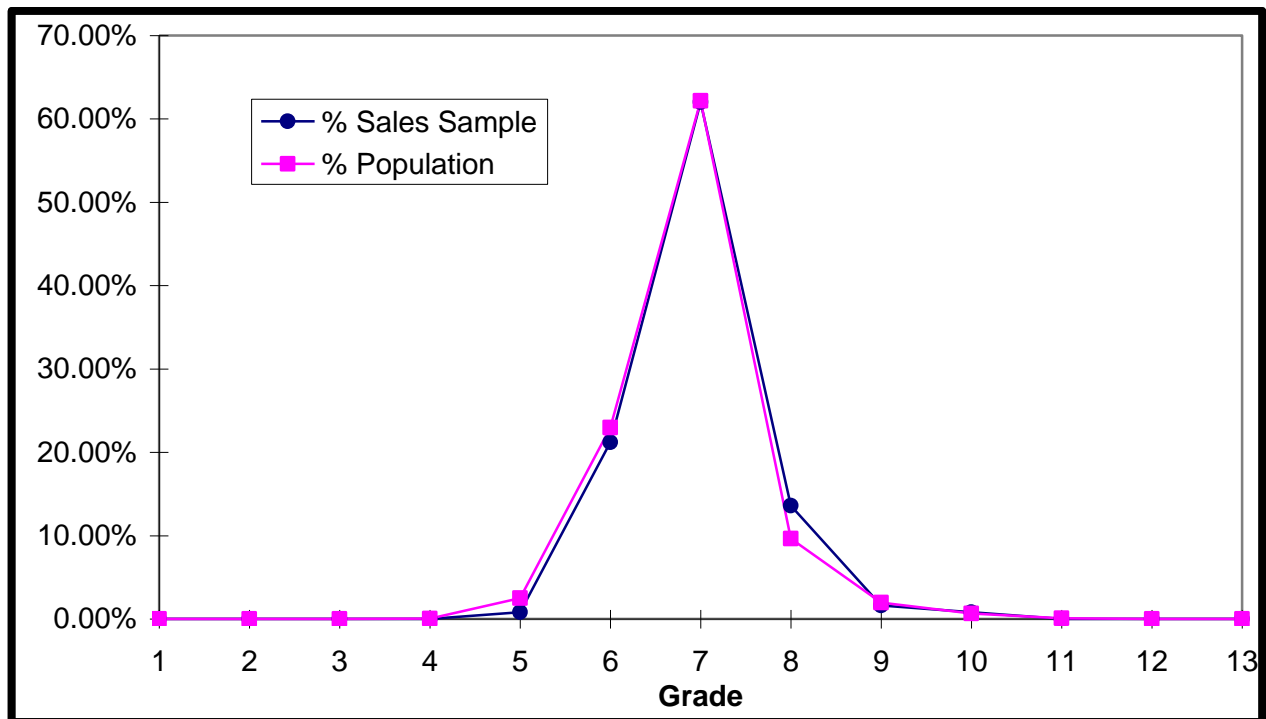


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

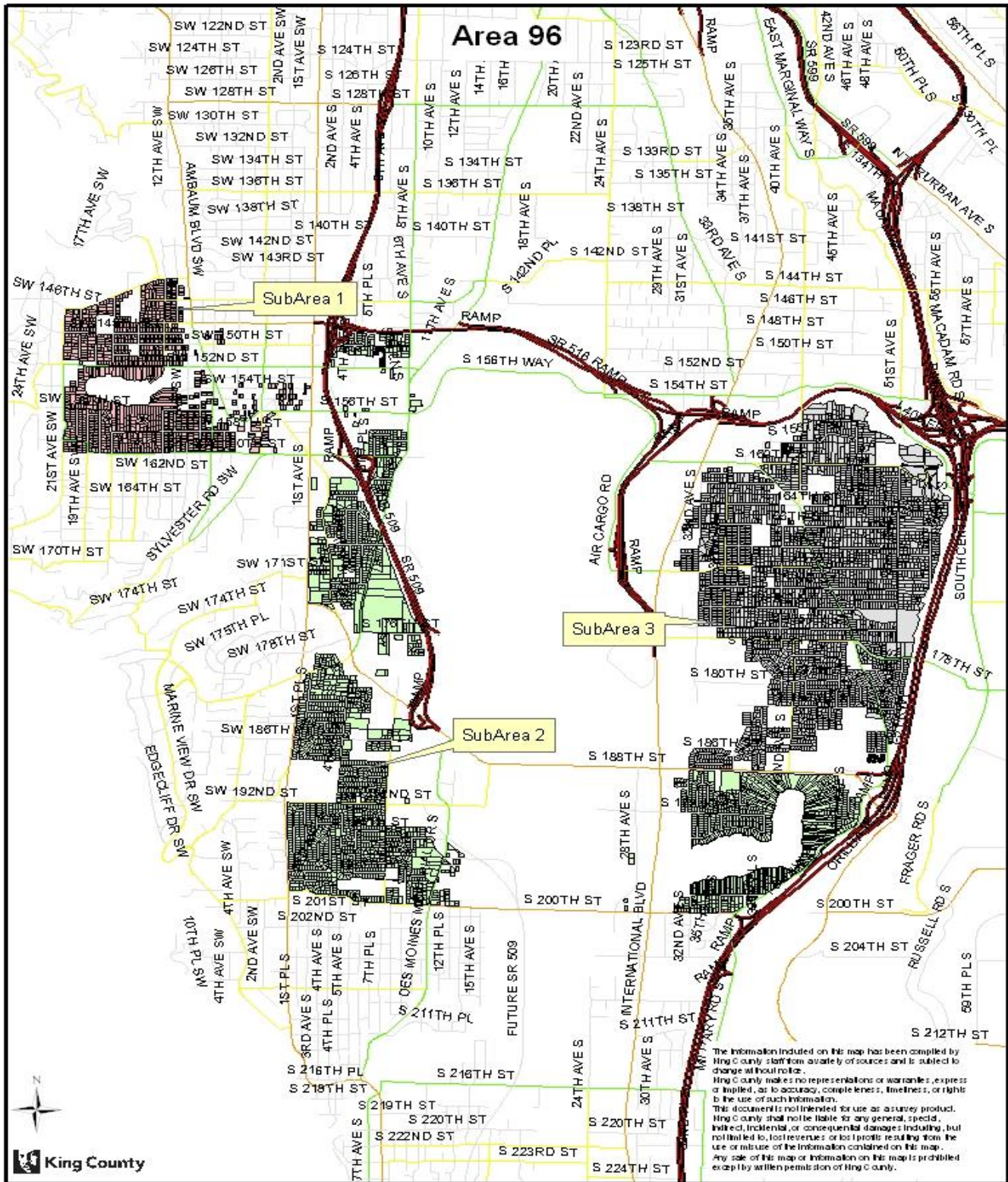
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.80%
6	53	21.20%
7	155	62.00%
8	34	13.60%
9	4	1.60%
10	2	0.80%
11	0	0.00%
12	0	0.00%
13	0	0.00%
250		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	159	2.50%
6	1457	22.95%
7	3946	62.16%
8	611	9.63%
9	124	1.95%
10	41	0.65%
11	6	0.09%
12	1	0.02%
13	0	0.00%
6348		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.





# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: July 14, 2010***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land Update***

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.0, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except subarea 1.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 250 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / (0.982542 – 0.04820591\* SubArea 1) x .925\*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

\* See Assessor’s instructions page 34.



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the -5 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) \* 0.95
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the -5 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \*0.95
- \*If land value =< \$1,000 no adjustment is applied.
- \*If improvements and accessories =< \$1,000 no further adjustment applied.
- \* If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

Mobile Homes received the -5% Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)\*0.95

## ***Model Validation***

The resulting assessment level is 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -5.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

## Area 96 Annual Update Model Adjustments

**2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

### Standard Area Adjustment

-5.86%

Sub Area 1	Yes
% Adjustment	-1.00%

#### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a SubArea 1 parcel would *approximately* receive a -1.0% downward adjustment. 1067 parcels in the improved population would receive this adjustment. There were 51 sales.

There were no properties that would receive a multiple variable adjustment.

83% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 96 Sale Price changes** (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

<b>Market Adjustment to 1/1/2010</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.765	-23.5%
2/1/2008	0.775	-22.5%
3/1/2008	0.784	-21.6%
4/1/2008	0.794	-20.6%
5/1/2008	0.804	-19.6%
6/1/2008	0.814	-18.6%
7/1/2008	0.823	-17.7%
8/1/2008	0.833	-16.7%
9/1/2008	0.843	-15.7%
10/1/2008	0.853	-14.7%
11/1/2008	0.863	-13.7%
12/1/2008	0.873	-12.7%
1/1/2009	0.883	-11.7%
2/1/2009	0.893	-10.7%
3/1/2009	0.902	-9.8%
4/1/2009	0.912	-8.8%
5/1/2009	0.921	-7.9%
6/1/2009	0.931	-6.9%
7/1/2009	0.941	-5.9%
8/1/2009	0.951	-4.9%
9/1/2009	0.961	-3.9%
10/1/2009	0.970	-3.0%
11/1/2009	0.980	-2.0%
12/1/2009	0.990	-1.0%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.794	\$417,000
Sale 2	\$475,000	10/1/2009	0.970	\$461,000
Sale 3	\$515,000	7/1/2009	0.941	\$485,000

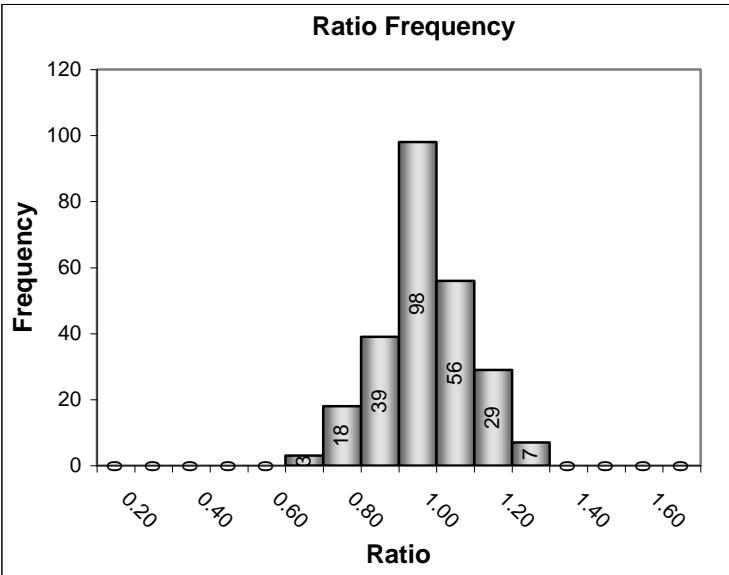
\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 96 is  $(.982542 + 3.130372E-04 * \text{SaleDay} - 4.820591E-02 * 0.196) / (.982542 - 4.820591E-02 * 0.196)$

$\text{SaleDay} = \text{SaleDate} - 40179$

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

District/Team: WC / Team 3	Appr. Date: 01/01/2009	Date of Report: 07/14/2010	Sales Dates: 1/2008 - 12/2009
Area 96 / SeaTac/ Burien/ Tukwila	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram showing the frequency distribution of ratios for 1 to 3 unit residences in area 96. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 120 with increments of 20. The histogram has several bars with their frequencies labeled on top: 3 (ratio ~0.65), 18 (ratio ~0.75), 39 (ratio ~0.85), 98 (ratio ~0.95), 56 (ratio ~1.05), 29 (ratio ~1.15), and 7 (ratio ~1.25). There are also small bars at the far left and right ends of the x-axis.</p>	
Sample size (n)	250		
Mean Assessed Value	264,600		
Mean Adj. Sales Price	276,400		
Standard Deviation AV	72,628		
Standard Deviation SP	87,667		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.973		
Median Ratio	0.968		
Weighted Mean Ratio	0.957		
UNIFORMITY			
Lowest ratio	0.646		
Highest ratio:	1.271		
Coefficient of Dispersion	9.40%		
Standard Deviation	0.118		
Coefficient of Variation	12.08%		
Price Related Differential (PRD)	1.017		
RELIABILITY		COMMENTS:	1 to 3 Unit Residences throughout area 96.  Sales Prices are adjusted for time to the Assessment Date of 1/1/2010
95% Confidence: Median			
Lower limit	0.958		
Upper limit	0.985		
95% Confidence: Mean			
Lower limit	0.959		
Upper limit	0.988		
SAMPLE SIZE EVALUATION			
N (population size)	6348		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	129		
# ratios above mean:	121		
z:	0.506		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

# Annual Update Ratio Study Report (After)

## 2010 Assessments

District/Team: WC / Team 3	Appr. Date: 01/01/2010	Date of Report: 07/14/2010	Sales Dates: 1/2008 - 12/2009
Area 96 / SeaTac/ Burien/ Tukwila	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	250		
Mean Assessed Value	251,300		
Mean Sales Price	276,400		
Standard Deviation AV	70,307		
Standard Deviation SP	87,667		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.919		
Weighted Mean Ratio	0.909		
UNIFORMITY			
Lowest ratio	0.606		
Highest ratio:	1.194		
Coefficient of Dispersion	9.26%		
Standard Deviation	0.110		
Coefficient of Variation	11.91%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.907		
Upper limit	0.931		
95% Confidence: Mean			
Lower limit	0.909		
Upper limit	0.937		
SAMPLE SIZE EVALUATION			
N (population size)	6348		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	129		
# ratios above mean:	121		
z:	0.506		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

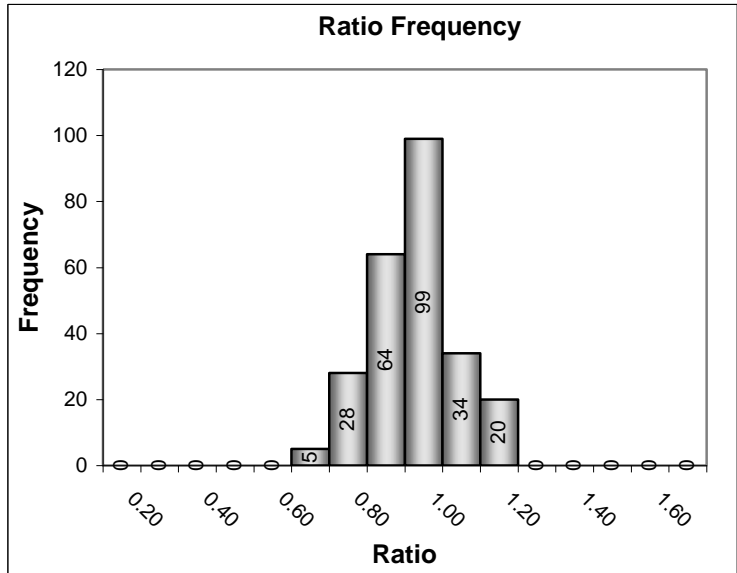
Ratio Bin	Frequency
0.60 - 0.70	5
0.70 - 0.80	28
0.80 - 0.90	64
0.90 - 1.00	99
1.00 - 1.10	34
1.10 - 1.20	20

COMMENTS:

1 to 3 Unit Residences throughout area 96.

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010



### COMMENTS:

1 to 3 Unit Residences throughout area 96.

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	143080	0198	05/20/08	\$232,000	\$188,000	700	6	1947	4	4545	N	N	1256 SW 148TH ST
001	121900	0285	08/17/09	\$178,000	\$170,000	810	6	1947	3	7560	N	N	15838 7TH AVE SW
001	121800	0810	07/09/08	\$244,850	\$202,000	820	6	1942	3	9599	N	N	15857 8TH AVE SW
001	121800	0410	09/24/09	\$250,900	\$243,000	850	6	1948	4	7059	N	N	15802 12TH AVE SW
001	192304	9221	01/30/08	\$365,000	\$283,000	860	6	1952	4	6900	N	N	1429 SW 151ST ST
001	297080	0010	06/04/08	\$267,000	\$218,000	970	6	1937	4	5200	N	N	14407 11TH AVE SW
001	121800	0415	06/09/08	\$285,950	\$233,000	970	6	1940	4	7633	N	N	15808 12TH AVE SW
001	190000	0080	10/07/08	\$315,000	\$269,000	1050	6	1920	3	7620	N	N	1032 SW 150TH ST
001	500600	0085	04/01/09	\$282,000	\$257,000	1130	6	1944	3	7906	N	N	1433 SW 150TH ST
001	690220	0185	07/23/09	\$246,500	\$234,000	1150	6	1942	4	7800	N	N	14613 11TH AVE SW
001	763580	0840	06/04/08	\$330,000	\$269,000	1150	6	1939	3	7540	N	N	1616 SW 152ND ST
001	447640	0070	06/25/08	\$288,000	\$237,000	1160	6	1942	3	11325	N	N	15677 20TH AVE SW
001	399020	0105	07/28/08	\$349,990	\$291,000	1360	6	1954	4	9214	N	N	1404 SW 160TH ST
001	143080	0204	09/01/09	\$270,000	\$259,000	1480	6	1967	2	7215	N	N	1325 SW 147TH ST
001	990000	0095	04/24/09	\$395,400	\$363,000	1890	6	1930	5	12060	N	N	1430 SW 149TH ST
001	447640	0080	09/25/08	\$385,000	\$328,000	1910	6	1995	5	9450	N	N	15661 20TH AVE SW
001	121800	0490	02/04/08	\$320,000	\$248,000	2020	6	1958	4	7633	N	N	15839 11TH AVE SW
001	242303	9188	07/24/09	\$285,000	\$270,000	1040	7	1955	4	7680	N	N	2012 SW 156TH ST
001	763580	0190	02/19/08	\$360,000	\$281,000	1150	7	1941	5	8400	N	N	1802 SW 149TH ST
001	143080	0153	05/20/08	\$295,000	\$239,000	1160	7	1962	4	7200	N	N	14625 12TH AVE SW
001	143080	0115	02/19/09	\$303,000	\$272,000	1200	7	1937	4	12500	N	N	14614 16TH AVE SW
001	143080	0210	04/21/08	\$306,100	\$245,000	1350	7	1959	3	10291	N	N	1215 SW 144TH PL
001	763580	0651	02/04/08	\$410,000	\$318,000	1350	7	1929	4	7955	N	N	1834 SW 152ND ST
001	763580	0200	01/07/09	\$343,500	\$304,000	1400	7	1992	3	9500	N	N	14661 18TH AVE SW
001	447640	0181	01/08/09	\$265,000	\$234,000	1420	7	1954	3	6960	N	N	15669 19TH AVE SW
001	933480	0135	07/20/09	\$318,000	\$301,000	1520	7	1951	4	8160	N	N	15686 19TH AVE SW
001	447640	0065	09/21/09	\$379,500	\$367,000	1520	7	1960	3	13741	N	N	15685 20TH AVE SW
001	143080	0211	09/29/08	\$287,564	\$245,000	1540	7	1955	3	9464	N	N	1203 SW 144TH PL
001	447640	0281	07/13/09	\$297,900	\$281,000	1550	7	1956	4	10570	N	N	15920 21ST AVE SW
001	763580	0690	06/24/08	\$480,000	\$394,000	1640	7	1949	4	8400	N	N	14955 18TH AVE SW



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	933480	0185	07/14/08	\$399,950	\$331,000	1670	7	1951	4	8100	N	N	15626 19TH AVE SW
001	122100	0492	06/16/09	\$385,000	\$360,000	1720	7	2009	3	1812	N	N	216 SW 155TH ST
001	763580	0430	03/16/09	\$455,000	\$412,000	1760	7	1918	4	19000	N	N	14944 21ST AVE SW
001	399020	0041	05/30/08	\$405,000	\$329,000	1860	7	1978	5	16825	N	N	1427 SW 158TH ST
001	122100	0491	06/04/09	\$375,000	\$350,000	1970	7	2009	3	1830	N	N	214 A SW 155TH ST
001	990000	0065	10/15/08	\$495,000	\$424,000	2470	7	1982	4	8910	N	N	1405 SW 148TH ST
001	121800	0055	02/13/08	\$525,000	\$409,000	3620	7	1985	4	5976	N	N	805 SW 156TH ST
001	399020	0125	10/13/09	\$299,000	\$291,000	930	8	2004	3	7400	N	N	1310 SW 160TH ST
001	121800	0501	07/15/09	\$262,500	\$248,000	1420	8	1957	3	7020	N	N	15855 11TH AVE SW
001	122000	0368	08/04/09	\$299,950	\$285,000	1470	8	2008	3	2117	N	N	15421 9TH AVE SW
001	122000	0367	08/05/09	\$300,000	\$286,000	1470	8	2008	3	1855	N	N	15423 9TH AVE SW
001	122000	0371	09/10/09	\$302,500	\$292,000	1470	8	2008	3	1866	N	N	15425 9TH AVE SW
001	122000	0370	08/03/09	\$318,000	\$303,000	1470	8	2008	3	2106	N	N	15427 9TH AVE SW
001	242303	9159	10/26/09	\$438,400	\$429,000	1480	8	1959	3	8526	N	N	1918 SW 155TH PL
001	122100	0560	03/31/08	\$372,000	\$295,000	1560	8	2005	3	2216	Y	N	111 SW 154TH ST
001	192304	9187	11/02/09	\$675,000	\$662,000	1750	8	2005	3	12650	Y	Y	1229 SW 152ND ST
001	121900	0340	04/03/09	\$525,000	\$479,000	1960	8	2004	3	9628	N	N	15813 6TH AVE SW
001	399020	0055	06/15/09	\$490,000	\$458,000	2620	9	2007	3	10522	N	N	15826 16TH AVE SW
001	416160	0012	07/17/08	\$595,000	\$493,000	3090	9	1986	4	10601	N	N	1314 SW 158TH ST
002	443800	0170	02/06/08	\$219,000	\$170,000	700	6	1953	3	6728	N	N	821 S 195TH ST
002	443800	0150	09/17/08	\$199,950	\$170,000	720	6	1953	3	6215	N	N	19414 8TH AVE S
002	023900	0150	02/22/08	\$450,000	\$352,000	810	6	1926	3	10867	Y	Y	19449 MILITARY RD S
002	443880	0085	04/09/09	\$185,000	\$169,000	820	6	1954	3	8426	N	N	339 S 184TH ST
002	443880	0180	08/14/09	\$249,000	\$238,000	840	6	1954	4	7200	N	N	308 S 184TH ST
002	322304	9149	06/09/08	\$325,000	\$265,000	890	6	1953	3	13650	N	N	831 S 176TH ST
002	443800	0110	08/10/09	\$203,400	\$194,000	1190	6	1953	3	7435	N	N	846 S 195TH ST
002	024000	0410	12/18/08	\$225,000	\$198,000	1215	6	1932	3	10199	N	N	3522 S 200TH ST
002	024000	0264	08/22/08	\$265,000	\$223,000	1250	6	1956	3	10625	N	N	3412 S 200TH ST
002	443800	0175	10/23/09	\$209,000	\$204,000	1270	6	1953	3	6728	N	N	827 S 195TH ST
002	161440	0010	11/12/09	\$214,000	\$211,000	1330	6	1954	4	7800	N	N	3052 S 200TH ST
002	524560	0005	02/26/08	\$232,000	\$182,000	1600	6	1955	3	7929	N	N	803 S 196TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	052204	9050	12/31/09	\$254,400	\$254,000	1620	6	1991	3	29185	N	N	19526 8TH AVE S
002	176060	0162	12/24/08	\$270,000	\$238,000	1920	6	1936	3	7344	N	N	14847 8TH AVE S
002	955820	0270	08/29/08	\$238,950	\$201,000	890	7	1954	3	10494	N	N	217 S 186TH ST
002	955880	0160	05/06/09	\$225,000	\$208,000	940	7	1954	4	8870	N	N	249 S 187TH ST
002	024000	0352	11/05/08	\$229,999	\$199,000	960	7	1968	3	5500	N	N	19816 32ND AVE S
002	322304	9321	04/11/08	\$203,500	\$162,000	970	7	1966	2	8428	N	N	19027 8TH AVE S
002	023660	0030	03/24/09	\$259,950	\$236,000	980	7	1962	3	7305	N	N	19111 34TH PL S
002	612100	0080	02/05/08	\$265,000	\$206,000	1010	7	1960	3	9047	N	N	455 S 190TH ST
002	684000	0060	11/20/08	\$335,000	\$291,000	1020	7	1964	3	8152	N	N	16548 5TH AVE S
002	612380	0035	11/13/08	\$280,000	\$243,000	1040	7	1958	4	9198	N	N	19204 4TH AVE S
002	778990	0005	09/18/08	\$301,800	\$256,000	1080	7	1958	3	9946	N	N	617 S 195TH ST
002	809780	0020	03/12/09	\$300,000	\$272,000	1100	7	1960	3	8400	N	N	741 S 197TH ST
002	085380	0145	08/15/08	\$339,250	\$284,000	1150	7	1955	4	8533	N	N	16528 5TH AVE S
002	085400	0065	03/26/08	\$380,000	\$301,000	1150	7	1956	4	8000	N	N	202 S 167TH ST
002	612300	0115	02/27/08	\$276,300	\$216,000	1160	7	1953	4	9579	N	N	19554 3RD AVE S
002	023660	0060	12/18/08	\$270,250	\$237,000	1200	7	1961	4	7277	N	N	18945 34TH PL S
002	121470	0170	04/16/08	\$389,000	\$311,000	1200	7	1963	4	8424	N	N	15822 5TH PL S
002	809780	0030	01/30/08	\$232,000	\$180,000	1210	7	1960	3	8400	N	N	733 S 197TH ST
002	023620	0080	05/27/08	\$359,000	\$292,000	1210	7	1976	3	6778	N	N	3732 S 189TH PL
002	322304	9259	09/12/08	\$310,000	\$263,000	1220	7	1966	3	10495	N	N	18043 2ND PL S
002	815600	0040	11/05/09	\$288,500	\$283,000	1220	7	1965	3	8505	N	N	19220 7TH PL S
002	612180	0150	11/04/09	\$247,000	\$242,000	1240	7	1954	3	9750	N	N	19602 4TH AVE S
002	795760	0030	12/01/08	\$268,500	\$234,000	1250	7	1955	3	8295	N	N	164 S 192ND PL
002	085400	0010	12/11/08	\$315,000	\$276,000	1250	7	1955	4	8398	N	N	216 S 166TH ST
002	784420	0620	07/24/09	\$201,500	\$191,000	1260	7	1956	3	10500	N	N	3601 S 192ND ST
002	100120	0045	08/20/09	\$269,950	\$258,000	1260	7	1955	2	7491	N	N	19018 32ND AVE S
002	100100	0050	07/14/09	\$365,000	\$345,000	1260	7	1955	3	8394	N	N	3034 S 190TH ST
002	612300	0005	11/04/09	\$280,000	\$275,000	1280	7	1953	4	9950	N	N	140 S 196TH ST
002	023640	0110	12/24/09	\$232,500	\$232,000	1290	7	1959	4	8800	N	N	18931 33RD AVE S
002	955880	0105	03/06/08	\$297,500	\$234,000	1290	7	1954	4	8900	N	N	153 S 187TH ST
002	024000	0404	09/04/09	\$250,000	\$240,000	1300	7	1960	3	11336	N	N	19814 35TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	612360	0125	07/27/09	\$240,000	\$228,000	1310	7	1953	3	8587	N	N	19812 4TH AVE S
002	085380	0010	02/08/08	\$378,000	\$294,000	1310	7	1955	3	9000	N	N	16511 5TH AVE S
002	612300	0355	09/15/09	\$235,000	\$227,000	1320	7	1953	3	8636	N	N	19503 3RD AVE S
002	052204	9130	12/22/09	\$279,950	\$279,000	1350	7	1960	3	17424	N	N	19905 9TH AVE S
002	507150	0200	12/16/09	\$198,000	\$197,000	1360	7	1966	3	9453	N	N	660 S 188TH ST
002	612300	0360	01/02/08	\$290,000	\$222,000	1360	7	1954	3	10496	N	N	19501 3RD AVE S
002	611220	0050	05/06/08	\$280,000	\$226,000	1360	7	1964	3	8354	N	N	19205 8TH AVE S
002	613110	0020	07/15/09	\$243,000	\$230,000	1360	7	1967	3	11474	N	N	3608 S 190TH ST
002	023800	0241	04/03/09	\$335,000	\$306,000	1360	7	1966	3	8546	N	N	18916 37TH AVE S
002	292304	9286	01/13/09	\$240,000	\$213,000	1380	7	1956	4	8276	N	N	16818 AMBAUM BLVD S
002	052204	9114	12/16/08	\$299,000	\$262,000	1380	7	1959	3	10019	N	N	19920 8TH AVE S
002	322304	9131	02/28/08	\$383,176	\$300,000	1390	7	1990	3	11650	N	N	18021 2ND PL S
002	201500	0300	06/29/09	\$272,000	\$256,000	1400	7	1962	4	8941	N	N	18804 5TH AVE S
002	292304	9301	12/17/08	\$315,000	\$276,000	1470	7	1958	3	7405	N	N	315 S 168TH ST
002	612240	0085	08/24/09	\$379,000	\$363,000	1480	7	1953	4	8914	N	N	306 S 193RD ST
002	612300	0345	06/23/08	\$279,500	\$229,000	1510	7	1953	3	10223	N	N	19515 3RD AVE S
002	443880	0040	01/29/09	\$328,000	\$292,000	1520	7	1954	4	7514	N	N	307 S 185TH ST
002	024000	0216	08/27/09	\$672,000	\$645,000	1560	7	1933	3	25575	Y	Y	3532 1/2 S 198TH ST
002	363900	0060	01/04/08	\$352,000	\$270,000	1580	7	1958	3	10165	N	N	16814 4TH AVE S
002	292304	9074	09/26/08	\$402,800	\$343,000	1600	7	1939	4	38487	N	N	16466 AMBAUM BLVD S
002	023650	0010	09/24/08	\$295,000	\$251,000	1650	7	1959	3	8850	N	N	18905 34TH AVE S
002	177620	0010	04/17/09	\$360,000	\$330,000	1650	7	2002	3	8999	N	N	4418 S 188TH PL
002	524560	0140	02/25/08	\$305,000	\$239,000	1680	7	1955	4	8849	N	N	1003 S 197TH ST
002	725000	0080	11/04/09	\$235,950	\$232,000	1700	7	1933	3	11082	N	N	610 S 162ND ST
002	023800	0048	05/07/08	\$307,400	\$248,000	1700	7	1974	2	14390	N	N	19009 46TH AVE S
002	507400	0020	06/16/09	\$289,000	\$270,000	1740	7	1954	4	16800	Y	N	18227 OCCIDENTAL AVE S
002	932300	0180	07/20/09	\$367,000	\$348,000	1740	7	1999	3	8841	N	N	617 S 192ND PL
002	024000	0160	10/08/08	\$599,000	\$512,000	1740	7	1939	3	24200	Y	Y	3728 S 198TH ST
002	013400	0080	05/20/08	\$299,000	\$242,000	1760	7	1960	3	9847	N	N	825 S 177TH PL
002	023640	0220	03/19/09	\$269,000	\$244,000	1790	7	1959	3	8163	N	N	3303 S 191ST ST
002	778990	0030	07/28/08	\$310,000	\$258,000	1890	7	1962	3	10707	N	N	645 S 195TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	784420	0095	09/15/08	\$293,000	\$248,000	2060	7	1955	3	8115	N	N	3304 S 194TH ST
002	322304	9216	12/10/09	\$240,000	\$238,000	2150	7	1938	3	15066	N	N	760 S 192ND ST
002	524540	0195	06/04/08	\$343,000	\$279,000	2150	7	1955	4	8400	N	N	605 S 198TH ST
002	278140	0130	03/19/09	\$340,000	\$308,000	2160	7	1978	3	8347	N	N	623 S 189TH ST
002	176060	0302	07/29/09	\$315,000	\$299,000	2280	7	2008	3	14982	N	N	513 S 150TH ST
002	052204	9118	05/23/08	\$400,000	\$324,000	2610	7	1999	3	9755	N	N	511 S 192ND ST
002	932300	0040	07/17/09	\$390,000	\$369,000	2610	7	1999	3	6453	N	N	607 S 193RD PL
002	795760	0121	09/18/08	\$369,500	\$314,000	1220	8	1954	4	10125	N	N	19235 2ND AVE S
002	395640	0080	02/25/08	\$389,900	\$305,000	1310	8	1963	4	7175	N	N	3614 S 192ND ST
002	784420	0460	08/08/08	\$329,000	\$275,000	1480	8	1959	3	11482	N	N	3516 S 194TH ST
002	052204	9141	05/29/08	\$367,500	\$299,000	1510	8	1960	3	11707	N	N	409 S 192ND ST
002	363900	0080	05/08/08	\$275,000	\$222,000	1590	8	1957	3	10530	N	N	16848 4TH AVE S
002	259716	0150	08/19/09	\$378,000	\$362,000	1640	8	1995	3	7506	N	N	19420 5TH AVE S
002	020020	0020	02/11/08	\$385,000	\$300,000	1800	8	1979	3	7350	N	N	209 S 172ND PL
002	807390	0070	04/29/09	\$408,000	\$376,000	1950	8	2006	3	7221	N	N	3766 S 192ND ST
002	363900	0085	09/23/08	\$335,000	\$285,000	2020	8	1957	3	10530	N	N	16858 4TH AVE S
002	202304	9372	10/28/08	\$309,950	\$267,000	2170	8	1955	3	9040	N	N	525 S 152ND ST
002	259716	0060	07/02/09	\$344,475	\$324,000	2310	8	1995	3	6600	N	N	19425 5TH AVE S
002	547015	0200	02/14/08	\$438,900	\$342,000	2310	8	2007	3	7000	N	N	16818 3RD AVE S
002	547015	0110	02/21/08	\$451,645	\$353,000	2480	8	2007	3	6378	N	N	16938 3RD AVE S
002	023800	0244	04/16/08	\$483,000	\$386,000	2890	8	2000	3	21780	N	N	3735 S 189TH ST
002	547015	0040	02/27/08	\$470,605	\$369,000	3170	8	2007	3	7131	N	N	16891 3RD AVE S
002	547015	0060	03/04/08	\$475,000	\$373,000	3170	8	2007	3	7126	N	N	16917 3RD AVE S
002	866500	0080	05/16/08	\$565,950	\$458,000	3370	9	2007	3	7244	N	N	3739 S 191ST PL
003	537980	2890	06/13/08	\$227,099	\$186,000	810	5	1941	3	8910	N	N	4622 S 166TH ST
003	537980	1300	01/27/09	\$232,000	\$207,000	1060	5	1947	4	8700	N	N	3260 S 161ST ST
003	537980	0450	11/09/09	\$179,000	\$176,000	670	6	2003	3	13300	N	N	4740 S 164TH ST
003	443500	0670	08/13/09	\$170,000	\$162,000	770	6	1942	3	8700	N	N	17011 34TH AVE S
003	443560	0015	06/27/08	\$235,000	\$193,000	770	6	1943	4	8410	N	N	17024 33RD AVE S
003	443500	0230	04/15/08	\$260,000	\$208,000	900	6	1952	4	8700	N	N	17043 37TH AVE S
003	443560	0330	05/29/08	\$249,500	\$203,000	910	6	1943	4	8700	N	N	17216 33RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	433600	0061	11/16/09	\$215,000	\$212,000	940	6	1949	3	7420	N	N	3221 S 169TH ST
003	731800	0050	08/20/09	\$226,500	\$217,000	1000	6	1955	3	7700	N	N	18447 49TH AVE S
003	100340	0270	10/23/08	\$247,000	\$212,000	1010	6	1955	3	14581	N	N	18438 39TH AVE S
003	443600	0020	03/23/09	\$255,000	\$232,000	1050	6	1950	4	13974	N	N	4725 S 172ND PL
003	100300	0095	03/28/08	\$230,750	\$183,000	1080	6	1954	3	8125	N	N	3230 S 187TH ST
003	537980	1940	08/25/08	\$300,000	\$252,000	1090	6	1942	4	22000	N	N	3420 S 164TH ST
003	100340	0170	09/22/08	\$220,000	\$187,000	1100	6	1955	4	7657	N	N	3814 S 185TH ST
003	538100	0448	04/28/08	\$294,200	\$236,000	1110	6	1962	3	11500	N	N	3736 S 175TH ST
003	100300	0005	10/29/09	\$209,000	\$205,000	1130	6	1954	3	7090	N	N	18704 32ND AVE S
003	810860	0200	05/20/08	\$287,500	\$233,000	1160	6	1956	4	13652	N	N	4405 S 158TH ST
003	443500	0695	05/18/09	\$209,950	\$195,000	1280	6	1942	3	8700	N	N	17041 34TH AVE S
003	443500	0475	01/16/08	\$238,000	\$183,000	1360	6	1943	2	8410	N	N	16609 35TH AVE S
003	100300	0080	04/15/08	\$279,000	\$223,000	1360	6	1954	4	8692	N	N	3212 S 187TH ST
003	443500	0470	01/27/09	\$214,950	\$192,000	1390	6	1943	3	8410	N	N	16603 35TH AVE S
003	537980	6485	07/14/08	\$300,000	\$248,000	1430	6	1955	3	11644	N	N	3757 S 175TH ST
003	443500	0390	05/01/08	\$221,000	\$178,000	1580	6	1943	3	8700	N	N	16817 35TH AVE S
003	443560	0310	09/28/09	\$240,000	\$233,000	1730	6	1943	3	8700	N	N	17240 33RD AVE S
003	537980	6200	07/02/09	\$178,000	\$168,000	820	7	1954	3	11669	N	N	4247 S 175TH ST
003	537980	6250	07/09/08	\$279,000	\$230,000	860	7	1952	3	11685	N	N	4210 S 176TH ST
003	537980	2800	09/16/09	\$215,000	\$208,000	960	7	1961	3	9600	N	N	4826 S 166TH ST
003	238660	0020	11/13/09	\$253,250	\$249,000	960	7	1960	3	11340	N	N	15825 47TH AVE S
003	537980	3438	10/22/08	\$240,000	\$206,000	980	7	1955	3	7800	N	N	4854 S 168TH ST
003	537980	5710	07/22/08	\$290,000	\$241,000	980	7	1959	3	27566	N	N	4708 S 175TH ST
003	537980	5710	10/03/08	\$378,000	\$323,000	980	7	1959	3	27566	N	N	4708 S 175TH ST
003	931490	0020	11/24/08	\$317,500	\$276,000	990	7	1962	3	8847	N	N	16212 46TH AVE S
003	537980	6600	12/16/09	\$172,000	\$171,000	1010	7	1955	3	7121	N	N	3361 S 175TH ST
003	100340	0125	05/11/09	\$235,000	\$217,000	1010	7	1955	3	15036	N	N	18407 38TH AVE S
003	433600	0055	02/14/08	\$350,500	\$273,000	1040	7	1978	3	14304	N	N	3215 S 169TH ST
003	537980	5901	11/13/09	\$232,000	\$228,000	1060	7	1963	3	9167	N	N	4036 S 175TH ST
003	681830	0050	03/24/08	\$308,000	\$244,000	1090	7	1958	4	8416	N	N	16034 47TH AVE S
003	810860	0562	01/25/08	\$400,000	\$309,000	1090	7	1958	4	28126	N	N	4228 S 160TH ST

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**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	443500	0050	08/26/09	\$189,500	\$182,000	1100	7	1955	3	8410	N	N	16655 37TH AVE S
003	100300	0195	02/21/08	\$280,000	\$219,000	1100	7	1954	3	8741	N	N	3219 S 186TH ST
003	537980	2160	11/03/09	\$205,000	\$201,000	1110	7	1955	3	8832	N	N	16450 32ND AVE S
003	812520	0232	12/10/08	\$250,000	\$219,000	1110	7	1959	3	31445	Y	N	17083 53RD AVE S
003	810860	0260	04/29/08	\$283,000	\$227,000	1110	7	1930	3	12600	N	N	4437 S 156TH ST
003	537980	5223	04/06/08	\$298,000	\$237,000	1120	7	1959	4	9600	N	N	4012 S 173RD ST
003	714850	0010	10/08/09	\$230,000	\$224,000	1140	7	1958	3	10115	N	N	18206 45TH AVE S
003	537920	0232	11/06/09	\$220,000	\$216,000	1160	7	1959	3	24716	N	N	5155 S 160TH ST
003	714760	0160	04/03/08	\$315,000	\$250,000	1180	7	1957	3	10925	N	N	17805 41ST AVE S
003	873280	0070	03/17/08	\$260,000	\$205,000	1200	7	1966	3	11150	N	N	4241 S 184TH ST
003	812520	0481	11/05/08	\$296,000	\$256,000	1200	7	1963	3	9597	Y	N	16825 53RD AVE S
003	873280	0070	08/13/08	\$315,000	\$264,000	1200	7	1966	3	11150	N	N	4241 S 184TH ST
003	538100	0426	03/18/09	\$263,000	\$239,000	1220	7	1954	3	10448	N	N	3929 S 173RD ST
003	537980	1390	11/17/09	\$259,000	\$255,000	1220	7	1955	3	9816	N	N	3228 S 162ND ST
003	538100	0410	10/02/09	\$260,000	\$252,000	1240	7	1955	3	12300	N	N	3815 S 173RD ST
003	537980	6160	02/07/08	\$288,000	\$224,000	1250	7	1955	3	11655	N	N	4417 S 175TH ST
003	184000	0160	01/06/09	\$210,000	\$186,000	1270	7	1957	3	8807	N	N	17920 48TH AVE S
003	537980	0165	10/19/09	\$269,500	\$263,000	1270	7	1959	3	8496	N	N	16018 46TH AVE S
003	537980	5161	12/05/08	\$340,000	\$297,000	1270	7	2008	3	7220	N	N	4220 S 173RD ST
003	812520	0270	02/04/08	\$360,000	\$279,000	1275	7	1956	3	10918	N	N	17322 51ST AVE S
003	432500	0130	07/29/08	\$271,010	\$226,000	1280	7	1959	3	8775	N	N	18128 43RD AVE S
003	714800	0135	03/14/08	\$295,000	\$233,000	1290	7	1957	3	10974	N	N	17804 43RD AVE S
003	537980	5885	12/16/08	\$264,950	\$232,000	1330	7	1993	3	7200	N	N	17412 42ND LN S
003	339538	0090	11/21/08	\$240,000	\$209,000	1370	7	1987	3	2065	N	N	4036 S 159TH LN
003	156560	0070	11/07/08	\$250,000	\$216,000	1370	7	1964	3	9261	N	N	4250 S 185TH ST
003	339538	0150	03/26/09	\$242,000	\$220,000	1370	7	1987	3	2088	N	N	15822 40TH LN S
003	339538	0140	11/23/09	\$234,000	\$231,000	1370	7	1987	3	2074	N	N	15818 40TH LN S
003	184020	0045	04/03/08	\$350,000	\$278,000	1380	7	1959	3	9000	Y	N	17939 50TH AVE S
003	873275	0220	04/07/08	\$250,000	\$199,000	1400	7	1984	3	2313	N	N	18606 48TH PL S
003	873275	0230	11/07/08	\$250,000	\$216,000	1400	7	1984	3	2581	N	N	18604 48TH PL S
003	184030	0260	05/28/08	\$319,500	\$260,000	1420	7	1960	4	8625	Y	N	17932 51ST AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	4182	09/23/09	\$270,000	\$261,000	1460	7	1977	3	9147	N	N	4848 S 170TH ST
003	537980	2300	01/27/09	\$250,000	\$223,000	1480	7	1953	3	20075	N	N	3711 S 164TH ST
003	810860	0065	10/01/09	\$226,000	\$219,000	1510	7	1967	3	13279	N	N	4422 S 156TH ST
003	810860	0064	08/13/09	\$235,000	\$224,000	1510	7	1967	3	12420	N	N	4416 S 156TH ST
003	714820	0080	03/11/08	\$312,000	\$246,000	1530	7	1957	4	8438	N	N	18126 46TH AVE S
003	537980	3772	05/21/08	\$335,000	\$271,000	1550	7	1965	4	8400	N	N	4020 S 168TH ST
003	537980	4795	01/29/08	\$330,000	\$255,000	1560	7	1952	5	6461	N	N	4237 S 170TH ST
003	884930	0220	05/27/08	\$385,000	\$313,000	1610	7	1983	3	7812	Y	N	4935 S 180TH PL
003	432640	0010	08/12/08	\$270,000	\$226,000	1630	7	1957	3	10430	Y	N	18011 MILITARY RD S
003	339538	0180	12/11/08	\$298,500	\$261,000	1650	7	1987	3	2639	N	N	15838 40TH LN S
003	810860	0881	07/23/09	\$310,000	\$294,000	1730	7	1978	3	11573	N	N	4052 S 158TH ST
003	714850	0040	03/24/08	\$269,950	\$214,000	1840	7	1958	3	9045	N	N	18250 45TH AVE S
003	537980	3008	10/27/09	\$265,500	\$260,000	1840	7	1925	3	17424	N	N	4417 S 164TH ST
003	432500	0090	01/06/09	\$285,000	\$252,000	1870	7	1958	3	8910	N	N	4343 S 181ST ST
003	537980	6070	08/25/08	\$345,000	\$290,000	1990	7	1991	3	9426	N	N	4425 S 173RD ST
003	537980	6190	09/18/09	\$300,000	\$290,000	2010	7	1976	4	11665	N	N	4255 S 175TH ST
003	537980	4975	07/22/08	\$365,000	\$303,000	2070	7	1998	3	7500	N	N	17021 40TH LN S
003	885880	0075	09/16/08	\$455,000	\$386,000	2090	7	1963	3	12668	Y	N	16660 53RD AVE S
003	537980	4515	04/30/08	\$300,000	\$241,000	2150	7	1947	3	17876	N	N	4706 S 172ND ST
003	537980	0432	03/27/08	\$362,000	\$287,000	2300	7	1979	3	11280	N	N	16311 48TH PL S
003	537980	2862	10/26/09	\$399,950	\$391,000	2650	7	2008	3	7500	N	N	4682 S 166TH ST
003	537980	2860	07/06/09	\$420,000	\$396,000	2790	7	2008	3	7500	N	N	4658 S 166TH ST
003	537980	2861	12/22/08	\$459,000	\$404,000	2905	7	2008	3	7500	N	N	4670 S 166TH ST
003	185350	0160	03/28/08	\$375,500	\$298,000	1410	8	1993	3	9129	Y	N	17715 50TH CT S
003	185350	0210	06/29/09	\$335,000	\$315,000	1800	8	1992	3	13270	N	N	17769 50TH CT S
003	222304	9085	08/12/08	\$565,000	\$473,000	2190	8	1998	3	10725	N	N	15849 47TH AVE S
003	537980	6140	05/22/09	\$400,000	\$371,000	2440	8	2005	3	10808	N	N	4440 S 176TH ST
003	537920	0065	07/30/08	\$519,500	\$433,000	2700	8	2007	3	9334	N	N	16028 51ST AVE S
003	537980	2737	05/26/09	\$350,000	\$325,000	2810	8	2001	3	8400	N	N	16441 51ST AVE S
003	537920	0068	10/23/08	\$500,000	\$430,000	3250	8	2007	3	9977	N	N	16034 51ST AVE S
003	537920	0147	10/30/09	\$577,500	\$566,000	3280	8	2008	3	9100	N	N	5140 S 166TH LN



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	812520	0243	08/09/08	\$750,000	\$627,000	3870	9	2008	3	20099	N	N	5154 S 172ND LN
003	537980	1922	11/04/09	\$617,500	\$606,000	3910	10	2008	3	7240	N	N	16349 34TH LN S
003	537980	4610	09/26/08	\$850,000	\$724,000	4320	10	2008	3	10513	N	N	17041 51ST AVE S

**Improved Sales Removed from this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121800	0550	04/11/08	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0650	11/19/08	\$179,920	QUIT CLAIM DEED
001	121800	0765	08/26/08	\$205,000	PREVIMP<=25K
001	121900	0106	03/26/08	\$206,250	RELATED PARTY, FRIEND, OR NEIGHBOR
001	122000	1115	03/11/08	\$248,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122000	1275	05/06/09	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	122100	0490	04/24/09	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122100	0705	05/15/08	\$233,823	QUIT CLAIM DEED
001	122200	0055	05/16/08	\$220,000	PREVIMP<=25K
001	143080	0090	05/13/09	\$259,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	143080	0147	04/16/08	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	143080	0204	12/10/08	\$158,431	DIAGNOSTIC OUTLIERS
001	143080	0234	04/07/08	\$195,758	QUIT CLAIM DEED
001	190060	0045	12/18/08	\$171,689	QUIT CLAIM DEED
001	190060	0195	01/29/08	\$213,000	NO MARKET EXPOSURE
001	190060	0195	07/20/09	\$289,700	DIAGNOSTIC OUTLIERS
001	190060	0230	03/06/08	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192304	9362	02/07/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	242303	9119	12/07/09	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	399020	0051	11/09/09	\$187,500	PREVIMP<=25K
001	399020	0070	02/02/09	\$282,071	QUIT CLAIM DEED
001	425000	0060	05/20/08	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	447640	0050	08/19/09	\$385,000	DIAGNOSTIC OUTLIERS
001	447640	0230	08/19/08	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	500600	0045	12/02/09	\$360,604	GOVERNMENT AGENCY
001	763580	0100	06/30/08	\$150,000	PREVIMP<=25K
001	763580	0150	06/25/08	\$200,000	DOR RATIO
001	763580	0180	02/02/09	\$192,000	QUIT CLAIM DEED
001	763580	0430	03/07/08	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	763580	0460	10/15/09	\$280,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	763580	0752	02/11/08	\$77,362	QUIT CLAIM DEED
001	933480	0185	06/26/08	\$399,950	RELOCATION - SALE TO SERVICE
001	990000	0475	06/11/09	\$249,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023650	0120	12/09/08	\$372,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0010	03/19/09	\$28,350	QUIT CLAIM DEED
002	023800	0202	06/10/09	\$160,000	PREVIMP<=25K
002	023900	0029	04/01/09	\$349,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	023900	0155	03/18/09	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023900	0400	10/08/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	024000	0043	05/19/08	\$270,000	QUIT CLAIM DEED
002	024000	0097	08/06/09	\$301,506	BANKRUPTCY - RECEIVER OR TRUSTEE
002	024000	0131	06/19/08	\$47,015	QUIT CLAIM DEED
002	085400	0145	03/21/09	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	121470	0040	11/17/09	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	121470	0180	09/21/09	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	161440	0010	09/04/08	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	161440	0010	03/26/08	\$230,699	EXEMPT FROM EXCISE TAX
002	176060	0173	11/02/09	\$124,000	DOR RATIO
002	176060	0270	10/07/09	\$230,423	BANKRUPTCY - RECEIVER OR TRUSTEE
002	201500	0010	10/02/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	202304	9134	12/07/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	202304	9146	12/02/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	207680	0070	07/14/08	\$81,979	QUIT CLAIM DEED
002	254650	0130	02/20/08	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322304	9129	06/06/08	\$355,000	GOVERNMENT AGENCY
002	322304	9161	04/08/08	\$273,877	GOVERNMENT AGENCY
002	322304	9216	12/10/09	\$80,000	DOR RATIO
002	322304	9232	06/18/08	\$115,000	DOR RATIO
002	342304	9344	01/21/09	\$341,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	363900	0105	09/29/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	379750	0020	05/19/09	\$246,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	379750	0020	02/26/08	\$210,000	NON-REPRESENTATIVE SALE
002	443800	0235	10/21/09	\$148,820	BANKRUPTCY - RECEIVER OR TRUSTEE
002	443880	0095	12/08/09	\$238,500	GOVERNMENT AGENCY
002	500720	0045	09/01/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	507160	0020	10/14/08	\$74,646	QUIT CLAIM DEED
002	507160	0190	02/24/09	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	507170	0090	12/04/09	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524540	0075	05/05/08	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	524540	0075	03/19/08	\$399,087	EXEMPT FROM EXCISE TAX
002	524560	0035	07/07/09	\$312,000	UNFINISHED AREA CODED
002	524560	0125	02/25/09	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	612100	0080	08/26/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	612240	0105	04/28/08	\$180,000	DOR RATIO
002	784420	0050	01/29/08	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	784420	0185	08/18/08	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	809780	0101	07/03/08	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	932300	0350	05/27/08	\$378,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	955820	0060	11/05/08	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	184000	0115	12/01/08	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	184020	0020	12/24/09	\$251,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	184020	0050	01/22/09	\$276,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	238660	0046	02/13/09	\$145,000	DIAGNOSTIC OUTLIERS
003	342304	9140	05/03/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	342304	9140	12/05/08	\$231,645	FORCED SALE
003	432500	0125	09/05/08	\$264,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433600	0070	11/19/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	443500	0185	11/05/08	\$200,000	UNFINISHED AREA CODED
003	443500	0240	02/13/08	\$85,095	QUIT CLAIM DEED
003	443500	0330	01/29/08	\$318,000	UNFINISHED AREA CODED

**Improved Sales Removed from this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	443500	0355	10/21/09	\$250,000	UNFINISHED AREA CODED
003	443500	0415	10/14/08	\$118,000	DOR RATIO
003	443500	0495	09/09/09	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	443500	0505	05/06/09	\$178,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	443500	0685	06/09/08	\$239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	443560	0160	12/10/09	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	443560	0185	08/08/08	\$47,589	DOR RATIO
003	443560	0295	05/21/08	\$102,930	QUIT CLAIM DEED
003	537980	0006	09/10/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	0006	08/11/08	\$244,965	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	0222	05/05/08	\$93,986	QUIT CLAIM DEED
003	537980	0255	12/17/09	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	0385	03/18/08	\$280,598	EXEMPT FROM EXCISE TAX
003	537980	0580	09/12/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	0718	08/18/09	\$173,000	DIAGNOSTIC OUTLIERS
003	537980	1119	02/04/08	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	1690	06/18/08	\$131,258	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	1870	08/14/09	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	2300	04/15/09	\$90,000	QUIT CLAIM DEED
003	537980	2748	01/26/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	3150	12/22/08	\$295,000	PERCENT NET CONDITION CODED
003	537980	3425	08/21/08	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	4120	09/23/09	\$12,000	DOR RATIO
003	537980	4965	07/23/08	\$216,150	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	4965	07/22/08	\$257,372	EXEMPT FROM EXCISE TAX
003	537980	5035	07/24/08	\$160,198	QUIT CLAIM DEED
003	537980	5115	01/24/08	\$182,000	NO MARKET EXPOSURE
003	537980	5370	09/24/09	\$187,500	EXEMPT FROM EXCISE TAX
003	537980	5580	11/21/08	\$297,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	5710	07/09/08	\$290,000	RELOCATION - SALE TO SERVICE
003	537980	5891	10/17/08	\$52,000	QUIT CLAIM DEED
003	537980	5911	04/13/09	\$180,000	PREVIMP<=25K
003	537980	5950	11/18/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	6020	10/23/08	\$70,000	QUIT CLAIM DEED
003	537980	6275	04/21/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	6590	02/29/08	\$236,400	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0086	08/27/09	\$214,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	538100	0122	06/11/09	\$162,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	538100	0180	03/18/08	\$135,000	QUIT CLAIM DEED
003	538100	0275	02/10/09	\$221,194	GOVERNMENT AGENCY
003	538100	0349	11/16/09	\$219,541	GOVERNMENT AGENCY
003	538100	0392	09/17/09	\$331,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	714740	0020	01/07/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	714740	0140	01/08/08	\$125,000	NON-REPRESENTATIVE SALE
003	714800	0080	06/09/09	\$90,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	714800	0080	09/09/09	\$250,000	OBSOLESCENCE CODED
003	714800	0080	06/09/09	\$141,000	OBSOLESCENCE CODED
003	714800	0110	02/23/09	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	714800	0245	08/04/09	\$116,578	QUIT CLAIM DEED
003	714830	0080	05/02/08	\$340,000	OBSOLESCENCE CODED
003	731800	0105	06/16/09	\$250,000	QUIT CLAIM DEED
003	807680	0085	06/29/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	807680	0095	02/29/08	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	810860	0060	05/08/09	\$59,626	QUIT CLAIM DEED
003	810860	0601	12/07/09	\$159,950	PREVIMP<=25K
003	810860	0681	02/09/09	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	812520	0232	06/27/09	\$16,994	DOR RATIO
003	812520	0233	07/31/08	\$359,444	GOVERNMENT AGENCY
003	812520	0234	05/29/09	\$254,000	DOR RATIO
003	812520	0243	06/12/09	\$147,059	QUIT CLAIM DEED
003	885805	0040	05/19/09	\$330,000	GOVERNMENT AGENCY

***Vacant Sales Used in this Annual Update Analysis***  
***Area 96***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
003	537980	4150	07/30/2008	\$ 120,000	17877	N	N
003	537980	3981	06/06/2008	\$ 110,000	9657	N	N
001	190000	0093	04/21/2008	\$ 210,000	7620	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 96***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	812520	0482	05/27/2009	\$ 60,000	DOR Ratio
003	537980	5161	05/15/2008	\$ 135,000	DOR Ratio
001	192304	9088	01/30/2008	\$ 225,000	DOR Ratio
003	222304	9115	04/08/2009	\$ 100,000	DIAGNOSTIC OUTLIERS



***Mobile Homes Available for Annual Update Analysis***

***Area 96***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
003	812520	0430	11/13/2008	\$ 121,000	9551	N	N
003	342304	9114	12/22/2008	\$ 187,000	10880	N	N
002	052204	9161	09/11/2008	\$ 250,000	14560	N	N
003	538100	0457	05/01/2008	\$ 231,000	10183	N	N
002	795760	0005	03/13/2008	\$ 220,000	11223	N	N

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less*

*productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

***Wash Constitution Article 7 § 1 Taxation:*** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

***Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)*** *“the entire [fee] estate is to be assessed and taxed as a unit”*

***Folsom v. Spokane County, 111 Wn. 2d 256 (1988)*** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*



## King County

### Department of Assessments

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**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor